

Consultation Response from KC, Conservation and Design
2021/94672 27, Elmwood Avenue, Huddersfield, HD1 5DA
Listed Building Consent for internal and external works (Within a Conservation Area)
Date Responded: 11/05/2022
**Responding Officer:
Sebastian Pickles**
Responding Ref: Greenhead Park

Having reviewed the amended plans received on the 26th April 2022, Conservation are not satisfied that the previous comments have been taken on board. While there are still insertions being created to the ground floor these are more sympathetic to the historic fabric of the building and where new insertions are created, these have been reduced to single door openings. There are a series of new stud walls being inserted, however given the nature of the construction they are temporary and could be removed at a future date with minimal impact to the existing fabric.

The changes to the first floor are now considered to be acceptable. The infilling of the existing doorway as noted should be done with lightweight materials, which are reversible. The extant historic door frames shall be conditioned to be retained.

The second floor there are still changes proposed, these however retain the extant fabric and do not seek to alter the existing stairs. The changes are for the insertion of two ensembles. This will impact upon the historic beams. The submitted details state the beams will be treated and suitable extraction inserted. Conservation would raise concerns with the beams being treated. It is assumed this would be in the form of water proofer or repellent paint. This would likely lead to a deterioration of the historic beams. Further detail is also needed for the proposed extraction as given this is within the roof space it is likely that venting would be directly through the roof. This can be dealt with by condition is for details of the extraction to be submitted for approval.

Regarding the previously stated concerns of the overall condition of the building. The Sash window to room No.2 has been inappropriately repaired. The agent has noted that this window can be replaced. Having reviewed the window we consider that this can be repaired, rather than replaced as the existing window is of merit. We would however support the replacement of the existing UPVC window to the bathroom.

As to the existing render. This is a cementitious render and will be harming the fabric of the building with it being impermeable. The agent has stated that the applicant is willing to undertake replacement of the render and submitted sample images of the proposed replacement render by Womersley's. Conservation would support the replacement of the render to a lime render, however further detail would be required to show the method of removal of the existing render, necessary repairs undertaken and replacement and finish of the new lime render. This can be condition for the details to be submitted for approval.

Again, further detail is needed for the repair of the capping stones and the specification of the lime mortar to be used. This can again be conditioned for details to be submitted for approval.

Concluding comments

Conservation are now satisfied with the detail for the internal changes. There is some need for further clarity and minor amendments as set out in the main comments in respect to the ventilation for the second floor ensembles, repairs to the window and repairs to the fabric and replacement render.

We would however ask for the following conditions to be applied:

- All plastering shall be done with lime plaster only.
- Any paints shall ensure they are permeable, and none plasticised to ensure the movement of moisture.
- With the infilling of the existing doors and surrounded the frames shall be retained in situ and lightly weight materials used to infill the doorway.
- There shall exclusively be no use of cement or concrete in any elements of the proposed works.
- Details of the proposed extraction to the bathroom on the second floor to be provided for approval.